

CITY OF CABOT, ARKANSAS
Council Meeting Minutes
February 22, 2021

In response to the 2020 COVID-19 Pandemic and restrictions placed on social distancing by the Centers for Disease Control, the City of Cabot moved the monthly Council Meeting to the Veterans Park Event Center, 508 N. Lincoln, as advertised. This allowed for spacing between chairs, as suggested. The event was successfully streamed through YouTube. You may view this meeting @<https://www.youtube.com/watch?v=gLKP7sBHYBI>.

Mayor Ken Kincade called to order a regular meeting of the Cabot City Council at 6:30 p.m. on February 22, 2021 in the Veterans Park Event Center. Council Member Stephen Redd led the prayer and Council Member Ron Waymack led the Pledge of Allegiance.

Roll Call

A roll call was conducted. The following Council Members were present: James Reid, Matt Webber, Brandon Hillenburg, Ed Long, Maggie Cope, Michael Jones, Ron Waymack and Stephen Redd. Also in attendance were City Attorney Ben Hooper, City Paralegal Jessica Looper, City Clerk & Treasurer Tammy Yocom and IT Director Roger Self.

Approval of Minutes from Last Meeting and Other Matters

Mayor Kincade presented a proclamation on Teen Dating Awareness and Prevention to Laura Abbott, Victims' Right Advocate.

The minutes of the February 1, 2021 and the January 25, 2021 Regular Council Meetings were approved with a motion by Mr. Reid and second by Mr. Webber. Motion passed unanimously by a Roll Call Vote.

Motion to read legislation by title only by Mr. Webber, second by Mr. Reid. Motion passed unanimously by a Roll Call Vote.

City Council

OLD BUSINESS: ORDINANCE NO. 5 OF 2021 – AN ORDINANCE TO REZONE PART OF THE NE 1/4, SW 1/4, SEC 19 (SOUTH PINE STREET), CABOT, LONOKE COUNTY, ARKANSAS. From C-2 / R-1 TO R-4H; AMENDING THE LAND USE

PLAN; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES was read by City Clerk / Treasurer Tammy Yocom. Second reading. No action.

RESOLUTION 4 OF 2021 – A RESOLUTION APPOINTING ASHLEY LITTLE TO THE CABOT PARKS AND RECREATION COMMISSION; AND FOR OTHER PURPOSES was read by City Clerk / Treasurer Tammy Yocom. Motion to adopt by Mr. Long, second by Mr. Jones. Motion passed with a unanimous Roll Call Vote.

NEW BUSINESS: ORDINANCE NO. 6 OF 2021 – AN ORDINANCE TO AMEND ARTICLE IV OF THE UNIFIED DEVELOPMENT CODE; AND FOR OTHER PURPOSES was read by City Clerk / Treasurer Tammy Yocom. First reading. No action.

ORDINANCE NO. 7 OF 2021 – AN ORDINANCE APPROVING A WAIVER FOR SIDEWALKS ALONG ARNOLD PALMER DRIVE, LOT 1RR, AND FOR OTHER PURPOSES was read by City Clerk / Treasurer Tammy Yocom. Mr. Trevor Smith addressed the council with numerous examples of inconsistencies regarding the enforcement of the City's sidewalk requirements and presented documentation with pictures. A copy of all is attached to these minutes. Mr. Smith also explained the inconsistencies of the plat for this area (Greystone) and the replat of the same and other issues. Mr. Smith stated this would be a sidewalk to nowhere with no foot traffic and would only create a maintenance issue for the City. Discussion. Motion to suspend the second and third reading by Mr. Hillenburg, second by Mr. Reid. Motion passed with a Roll Call Vote of 6-2 with Mr. Long and Mr. Waymack voting no. One member of the Greystone community addressed the council in opposition of waiving sidewalks in Greystone. Laura Nobles, Public Works Director was called upon to speak to this issue. It was determined Laura was not responsible for past administrations and their enforcement or lack of enforcement of the City sidewalk requirements. Motion to adopt by Mr. Hillenburg, second by Mr. Webber. Motion failed by a vote of 3-5 with Mr. Hillenburg, Mr. Waymack and Ms. Cope voting yes.

RESOLUTION NO. 8 OF 2021 – A RESOLUTION DESIGNATING NON-PROFIT AGENCY AS CDBG GRANT ADMINISTRATOR; AND FOR OTHER PURPOSES was read by City Clerk / Treasurer Tammy Yocom. Mayor Kincade explained this legislation is regarding the Public Hearing held at 6:15 pm prior to this meeting by Leigh Ann Pool, Director of Solid Waste Management with Central Ark. Planning & Dev. District. Motion to adopt by Mr. Long, second by Mr. Reid. Motion passed by a unanimous Roll Call Vote.

RESOLUTION NO. 9 OF 2021 – A RESOLUTION AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR ACEDP GRANT FUNDS TO THE STATE OF ARKANSAS; TO ADOPT THE CITIZEN PARTICIPATION PLAN, AND FOR OTHER PURPOSES was read by City Clerk / Treasurer Tammy Yocom. Mayor Kincade explained this legislation is regarding the Public Hearing held at 6:15 pm prior to this

meeting by Leigh Ann Pool, Director of Solid Waste Management with Central Ark. Planning & Dev. District. Motion to adopt by Mr. Reid, second by Mr. Hillenburg. Motion passed by a unanimous Roll Call Vote.

RESOLUTION NO. 10 OF 2021 – A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK/TREASURER TO ENTER INTO AN AGREEMENT WITH L.E.G. TO COMPLETE CABOT TRAFFIC OPERATIONS IMPROVEMENTS; AND FOR OTHER PURPOSES was read by City Clerk / Treasurer Tammy Yocom. Motion to adopt by Mr. Long, second by Mr. Reid. Motion passed by a unanimous Roll Call Vote.

Community Input: None

City Attorney Input: Mr. Hooper explained the need to appoint a member of the Council to the City's Depository Board and suggested the chairman of the Budget and Personnel Committee, Matt Webber. A motion to appoint Mr. Webber was made by Mr. Long, second by Mr. Reid. The motion passed by a unanimous Roll Call Vote

Mayor Input: Mayor Kincade announced following this meeting there would be a Town Hall meeting after a short break to discuss possible capital improvement projects to be paid for out of a new bond issue.

Council Member Input:

Adjournment: There being no further business, the meeting was adjourned at 7:33 p.m.

We, the undersigned Mayor and City Clerk/Treasurer for the City of Cabot, do hereby certify the foregoing to be a true and correct record of the proceedings of the City of Cabot Regular Council Meeting held on Monday, February 22, 2021 at 6:30 p.m.


Ken Kincade, Mayor


Tammy Yocom, Clerk & Treasurer



15 Waters Edge

Homeowner owns adjacent lot, maintains for privacy, no sidewalk





25 Waters Edge

Existing house built within last 5 years, no sidewalk along Arnold Palmer and no sidewalk on the golf course along Arnold Palmer







Cobblestone Subdivision

The house at 100 Cobblestone has the exact layout as 10 Cypress Point with the subdivision sign on the house lot. Sidewalk stops at the house behind 100 Cobblestone and was never installed along the front of the subdivision sign.

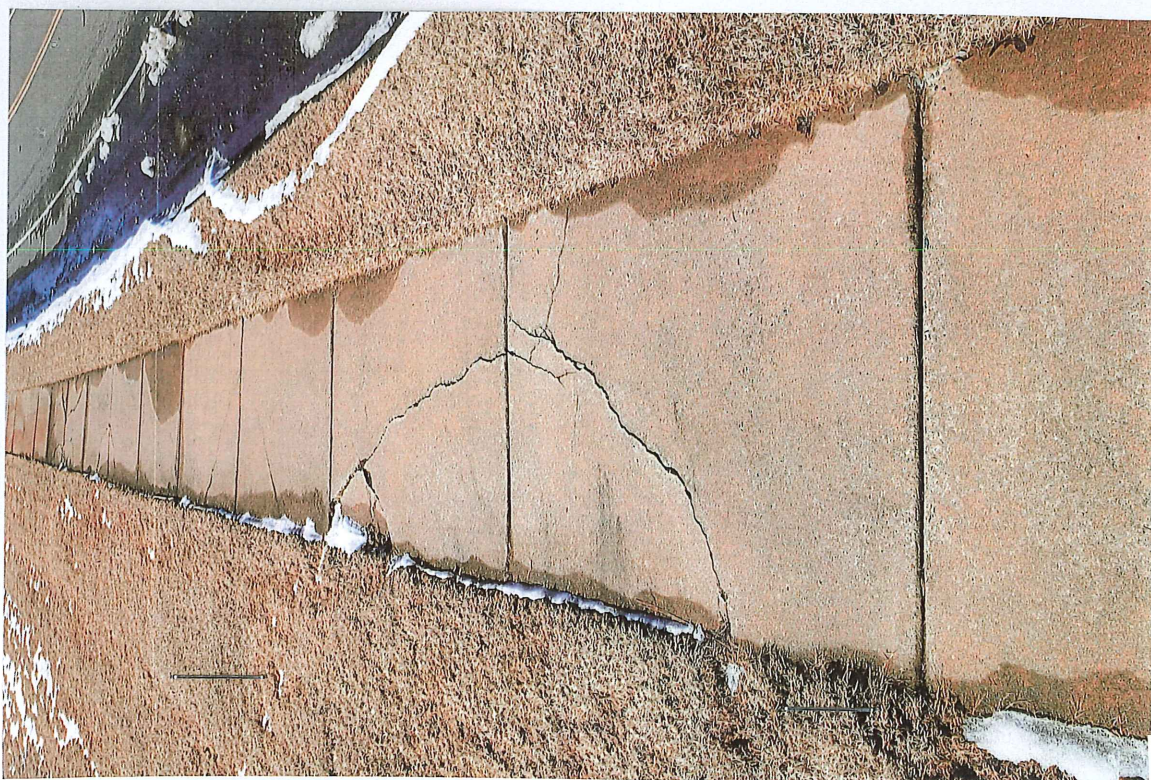




Greystone City Sidewalk Maintenance







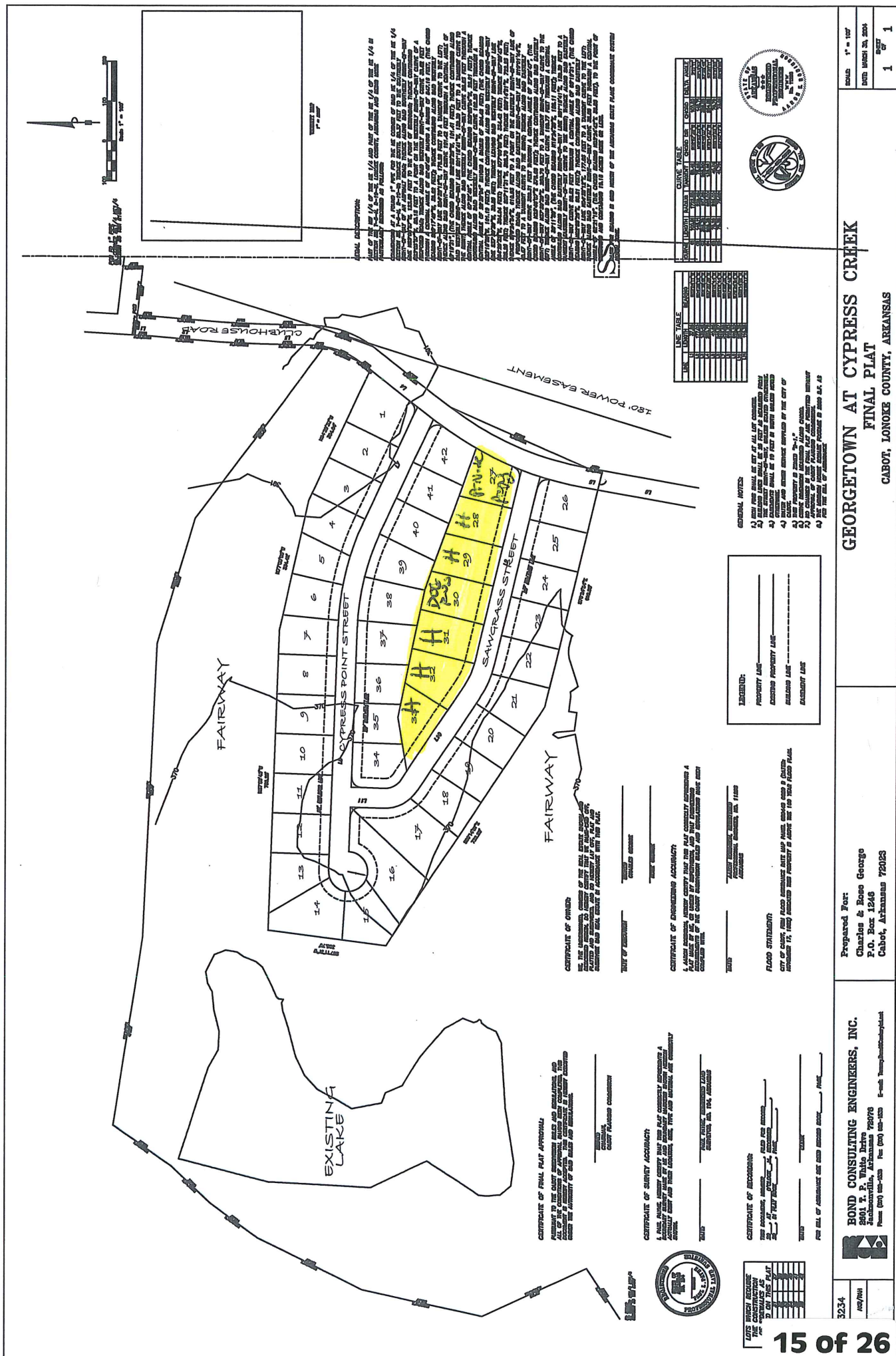






On Georgetown Final Platt: Lots 27, 28, 29, 30, 31, 32, 33 all "require" sidewalks. None of these homes on Sawgrass Street have sidewalks, as required by the Platt. Existing houses are built on lots 28, 29, 31, 32, and 33. Several of these houses have been built in the last four years. The remaining two lots (27 and 30) are owned by the adjacent homeowner and being maintained for privacy with no intention to sell. One vacant lot has private property signs on it. The other maintains dog run and garden areas.

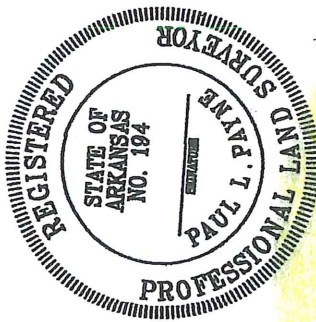




1/4 REBAR
SW CORNER NE1/4 NW1/4
SECTION 35 T5N R10W

City Council

DATE 0



CERTIFICATE OF SURVEY ACCURACY:

I, PAUL PAYNE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

CERTIFI

I, AARON
PLAT MAL
REQUIREM
COMPLIED

DATE:

PAUL PAYNE, REGISTERED LAND
SURVEYOR, NO. 194, ARKANSAS

CERTIFICATE OF RECORDING:

LOTS WHICH REQUIRE THE CONSTRUCTION OF SIDEWALKS AS INDICATED ON THIS PLAT					
1	31	37			
26	32	38			
27	33	39			
28	34	40			
29	35	41			
30	36	42			

THIS DOCUMENT, NUMBER _____, FILED FOR RECORD
20 _____, AT _____ O'CLOCK _____ M., RECORDED
20 _____, IN PLAT BOOK _____, PAGE _____.

DATE:

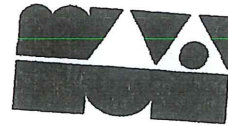
CLERK

FLOOD S1

CITY OF CAL
NOVEMBER 1

DATE:

FOR BILL OF ASSURANCE SEE DEED RECORD BOOK _____, PAGE _____.



BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076

Phone: (501) 982-1538 Fax: (501) 982-1530

E-mail: Tommy.Bond@Centurytel.net

Prep

Char

P.O.

Cabo

X DATED MARCH 4 2004

JOB No. 3234

DRAWN BY: AKR/RAH

FILE NO.:

10 Cypress Point

25' x 153' area along Arnold Palmer, well-established landscaped/irrigated area, maintained by HOA, subdivision sign easement area, multiple major utilities











Directly across Arnold Palmer on Cypress Point, sidewalk exists on 1st house, 1501 Cypress Point, then no sidewalk exists where required by Platt on 2nd, 3rd, and 4th houses, respectively 1503, 1505, 1507 Cypress Point, all existing houses built within last five years



702 Greystone Boulevard: sidewalk exists

704 Greystone Boulevard: sidewalk exists

706 Greystone Boulevard: no sidewalk





600 Greystone Boulevard: no sidewalk exists

602 Greystone Boulevard: no sidewalk exists

604 Greystone Boulevard: no sidewalk exists

Connects to poorly-maintained, city sidewalk down the hill, adjacent to last lot

